



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, MARCH 3, 2020

**Planning Board members present:** Robert Best, Alastair Millns, Ex-Officio Bill Boyd (arrived at 7:08 p.m.), Neil Anketell and Alternate Nelson Disco.

**Planning Board members absent:** Lynn Christensen, Dan Ricker and Paul McLaughlin

**Staff present:** Planning & Zoning Administrator Robert Price

### 1. Call to Order

*Robert Best called the meeting to order at 7:00 p.m. and designated Nelson Disco to sit for Lynn Christensen.*

### 2. Planning & Zoning Administrator's Report

*The Board voted 4-0-0 to determine that the PMG Site Plan, Stewart/Heath Lot Line Adjustment and Stewart Site Plan are not of regional impact, on a motion made by Alastair Millns and seconded by Nelson Disco.*

### 3. Petroleum Marketing Group, Inc. (applicant/owner) - Review for acceptance and consideration of a site plan to raze and re-build an existing gas station/convenience store. The parcel is located at 1 Continental Boulevard in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 054-01. Case #PB2020-06.

*Bill Boyd arrived at 7:08 p.m.*

*Applicant was represented by: Courtney Herz, Sheehan, Phinney, Bass & Green, P.A.; Jesse Cokeley, Maser Consulting, P.A., and Gary Kilfeather, Petroleum Marketing Group.*

*There was no public comment.*

*The Board voted 5-0-0 to continue both the application's acceptance and public hearing to April 21, 2020, on a motion made by Bill Boyd and seconded by Nelson Disco.*

### 4. John Stewart (applicant) and AMNI Merrimack Realty, LLC & Gloria Heath (owners) - Review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located at 21 and 25 Craftsman Lane in the R-1 (Residential, by soils), Aquifer Conservation District and Wellhead Protections Area. Tax Map 2A/005 & 2A/006. Case # PB2020-07.

*Applicant was represented by: Tom Burns, TF Moran, Inc.*

*There was no public comment.*

***The Board voted 5-0-0 to continue both the application's acceptance and public hearing to April 7, 2020, on a motion made by Bill Boyd and seconded by Nelson Disco.***

5. **John Stewart (applicant) and AMNI Merrimack Realty, LLC (owner)** - Review for acceptance and consideration of a site plan for a professional office, martial arts studio & after-school program, and associated site improvements. The parcel is located at 25 Craftsman Lane in the R-1 (Residential, by soils), Aquifer Conservation District and Wellhead Protections Area. Tax Map 2A/005. Case # PB2020-08.

*Applicant was represented by: Tom Burns, TF Moran, Inc.*

*There was no public comment.*

***The Board voted 5-0-0 to continue both the application's acceptance and public hearing to April 7, 2020, on a motion made by Bill Boyd and seconded by Alastair Millns.***

6. **Discussion/possible action regarding other items of concern**

- **Establishment of Performance Bonds for Level Acres Phases I & II**

***The Board voted 5-0-0 to establish a performance bond for the Level Acres subdivision, Phase I, Cathy Street, Constance Street & Brick Lane in the amount of \$485,463.45, and to establish a performance bond for the Level Acres subdivision, Phase II, Reeds Ferry Way & Level Street, in the amount of \$406,969.49, on a motion made by Alastair Millns and seconded by Bill Boyd.***

7. **Approval of Minutes — February 18, 2020**

***The Board voted 3-0-2 to approve the minutes of February 18, 2020, as submitted, on a motion made by Alastair Millns and seconded by Nelson Disco. Bill Boyd and Neil Anketell abstained.***

8. **Adjourn**

***The Board voted 5-0-0 to adjourn at 8:51 p.m., on a motion made by Bill Boyd and seconded by Alastair Millns.***